

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 6, 2006

ITEM NO. \_\_\_\_\_

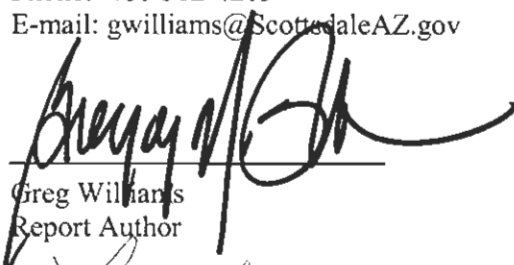
CASE NUMBER/ PROJECT NAME	<b>101-DR-2005 SL-12 (Adobe Apartment-to-Condo Conversion)</b>		
LOCATION	3635 N. 68 <sup>th</sup> Street		
REQUEST	Request approval of site plan and elevations to convert an existing 12-unit apartment complex into condominiums, including a remodel/upgrade to the building façade facing N. 68 <sup>th</sup> Street.		
OWNER	AJK Management 480-560-0131	ENGINEER	N/A
ARCHITECT/ DESIGNER	LNB Enterprises 602-757-4994	APPLICANT/ COORDINATOR	Andrew Knutson Monkey Wrench Rehab 602-538-0257
BACKGROUND	<p><b>Zoning.</b> The property is zoned Multi-Family Residential District with Downtown Overlay (R-5/DO). Multi-Family uses are permitted in this district.</p> <p><b>Context.</b> The existing apartment complex is located on 68<sup>th</sup> Street south of 2<sup>nd</sup> Street. Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Two-Family Residential zoned (R-2), Downtown Overlay (DO).</li><li>• South: Multi-Family zoned (R-5) Downtown Overlay (DO), Single-Family Residential zoned (R1-7).</li><li>• East: Multi-Family zoned (R-5), Downtown/Residential Hotel Subdistrict (D/RH-2), Downtown Overlay (DO).</li><li>• West: Single Family Residential zoned (R1-7).</li></ul>		
APPLICANT'S PROPOSAL	<p><b>Applicant's Request.</b> The request is for the remodel of the exterior facades of an existing apartment/hotel complex to be converted to condominiums.</p> <p><b>Development Information:</b></p> <ul style="list-style-type: none"><li>• Existing Use: Apartment/hotel, 3 Buildings</li><li>• Proposed Use: Residential Condominiums</li><li>• Parcel Size: 21,752 Square Feet, Net</li><li>• Existing Building Height: 21 Feet 8 Inches</li><li>• Parking Required: 12 Spaces</li><li>• Parking Provided: 14 Spaces</li></ul>		

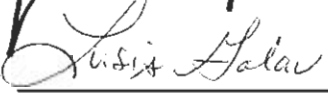
	<ul style="list-style-type: none"> <li>• Number of Units: 12 Units</li> </ul>
KEY ISSUES	<ul style="list-style-type: none"> <li>• The residential use will remain the same</li> <li>• Applicant proposes converting the apartments to condominiums after remodel/renovation of the complex.</li> <li>• Security gate will be added.</li> <li>• Partially enclosed carports.</li> </ul>
DISCUSSION	<p>The existing structure is currently a transient apartment/hotel, providing daily, weekly, and monthly rental units. The existing complex is in extremely poor condition and non-conforming to today's code. It is in need of major internal and external repairs. The pool and spa will be remodeled, and the external mechanical equipment will be replaced as well as portions of landscape areas.</p> <p>The applicant's proposal consists of renovating twelve apartment units and covered parking for 13 vehicles. The existing building will then be converted to condominiums.</p> <p>The building exterior will consists of Western 1 Kote Stucco system with Frazee exterior paint. The roof parapet and horizontal element will be painted Red in color (Red Bavarian Chalet Duratec II). The midsection of the building will be painted beige in color (Briar Patch X2 Duratec II), and the base of the building will be painted brown in color (Stone Lion ½ Duratec II).</p> <p>Portions of the roof over the parking enclosure will be used as a steel tubing handrail with cable continuous at 4-feet on center painted black in color (Black Domino Duratec II). All windows and doors are of store front extruded metal and will be painted Red in color (Red Bavarian Chalet Duratec II), glass will be tinted and insulated. The steel "C" Cannel canopies will be painted Red in color (Red Bavarian Chalet Duratec II). The pre-fabricated steel stairs will be powder coated black in color (Black Domino Duratec II).</p> <p>Landscaping throughout the site will be enhanced and additional trees will be added along the 68<sup>th</sup> Street frontage.</p> <p><b>Community Involvement.</b> The applicant has notified surrounding neighbors and other than general inquiries, there have been no comments regarding this case.</p>
STAFF RECOMMENDATION	<p>Staff recommends approval, subject to the attached stipulations.</p>

**STAFF CONTACT(S)**

Greg Williams  
Senior Planner  
Phone: 480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

**APPROVED BY**

  
Greg Williams  
Report Author

  
Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



101-DR-2005  
11/15/05

# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 11/07/05

Coordinator: Greg Williams

Project Name: SL12

Project No.: 287 - PA 2005

Case No.: 101-DR-2005

**Project Location:** 3635 N 68th ST Scottsdale, AZ 85251

## Property Details:

☐ Single-Family Residential    ☒ Multi-Family Residential    ☐ Commercial    ☐ Industrial  
 Current Zoning: R5    Proposed Zoning: To Remain Unchanged  
 Number of Buildings: 3    Parcel Size: 21,752 s.f. (0.49 acres)  
 Gross Floor Area/Total Units: 16,182 s.f. 12 units    Floor Area Ratio/Density: 74%  
 Parking Required: 12 Spaces    Parking Provided: 14 Spaces  
 Setbacks: N - Existing    S - Existing    E - Existing    W - Existing

## Description of Request:

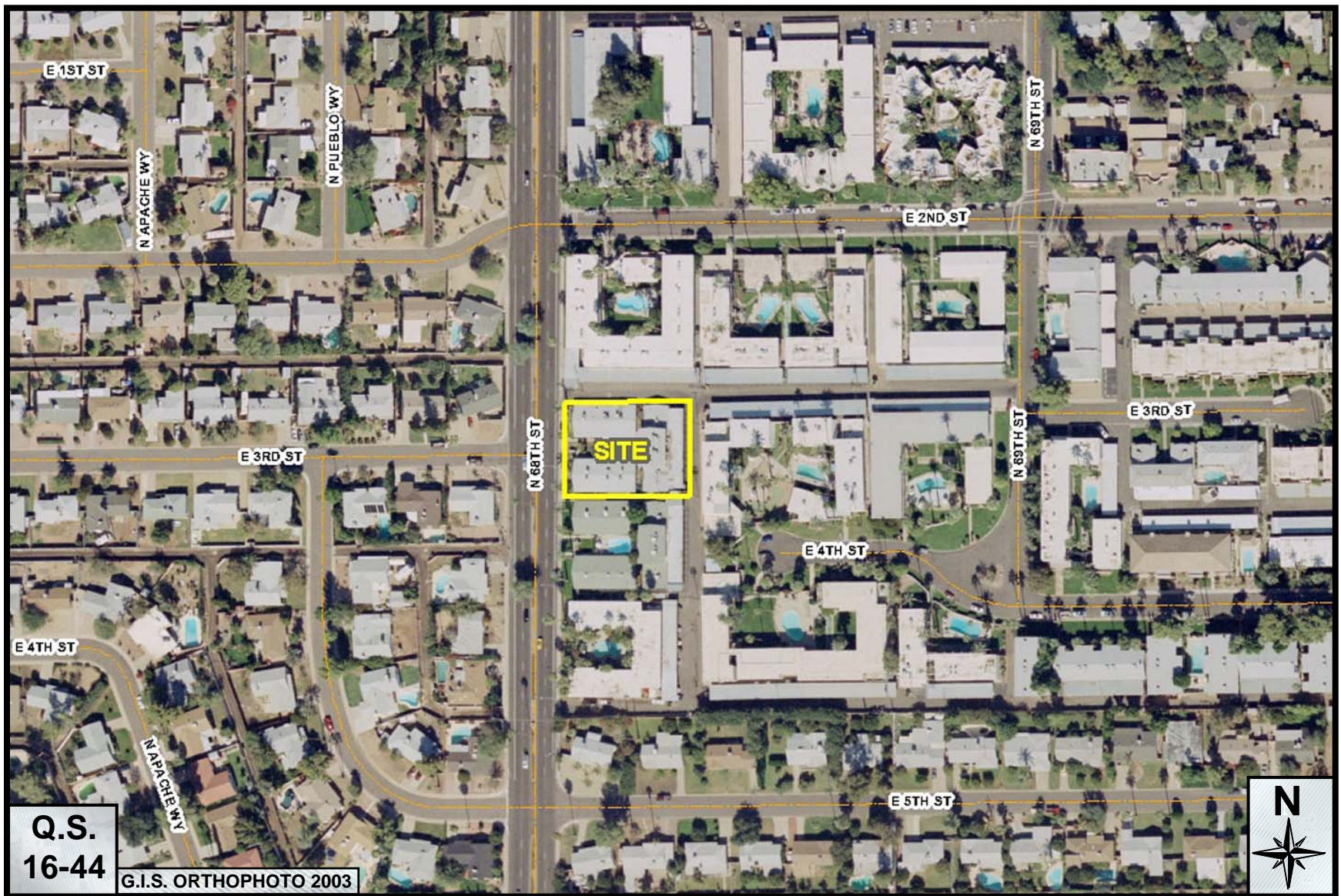
To take the existing Abode apartment/hotel located on 68th St in Scottsdale and create liveable condo loft spaces. The proposed project will continue the current modernization that is occurring on 68th st with such projects as the Valley Ho and the Residences on Main. The project is 3 buildings South of the Valley Ho project and will greatly enhance the current building to fit in with the progress that is taking place.

The current building is used as a short term apartment /hotel with rentals by the day/week/month. Over the years the building has attracted a transient tenancy. We are proposing an upscale loft project that will bring a more stable residency to the area. The project will have such amenities as secured parking and gated access to create a more secure and private environment. The current units are all single story and very cramped spaces. We will be increasing the square footage of the units while still staying within the footprint of the existing buildings. We will be staying at the current 12 units but expanding the space of these units. 6 of the 12 units will become two story loft style space and 10 of the 12 units will have rooftop patios with views of Camelback Mountain.

While still staying within the style and feel of the area we plan to create an exciting environment where owners can enjoy all the amenities and activities that Downtown Scottsdale has to offer.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



SL-12 (Adobe Apartment-to-Condo  
Conversion)

**101-DR-2005**

ATTACHMENT #2

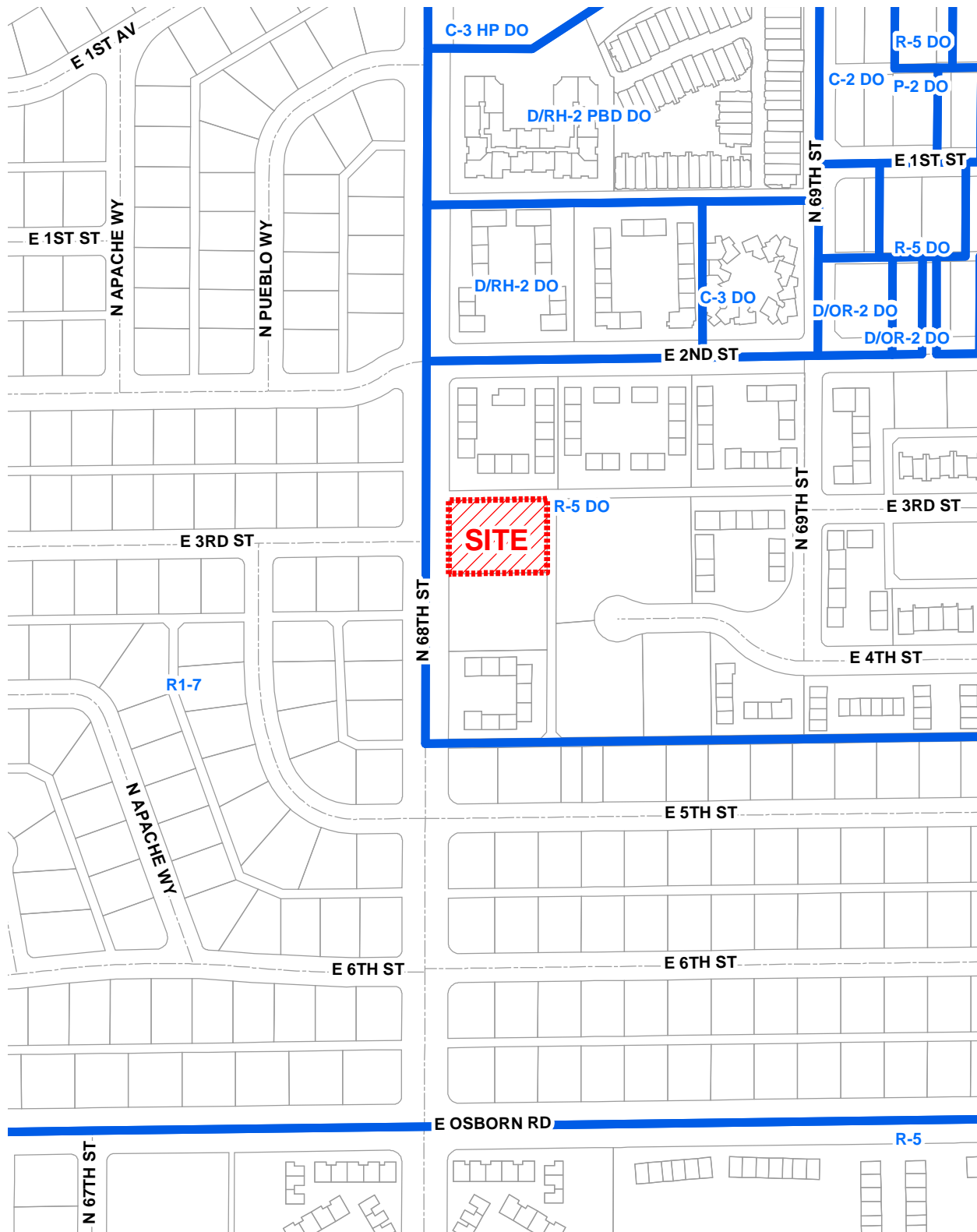




SL-12 (Adobe Apartment-to-Condo  
Conversion)

**101-DR-2005**

ATTACHMENT #2A



101-DR-2005

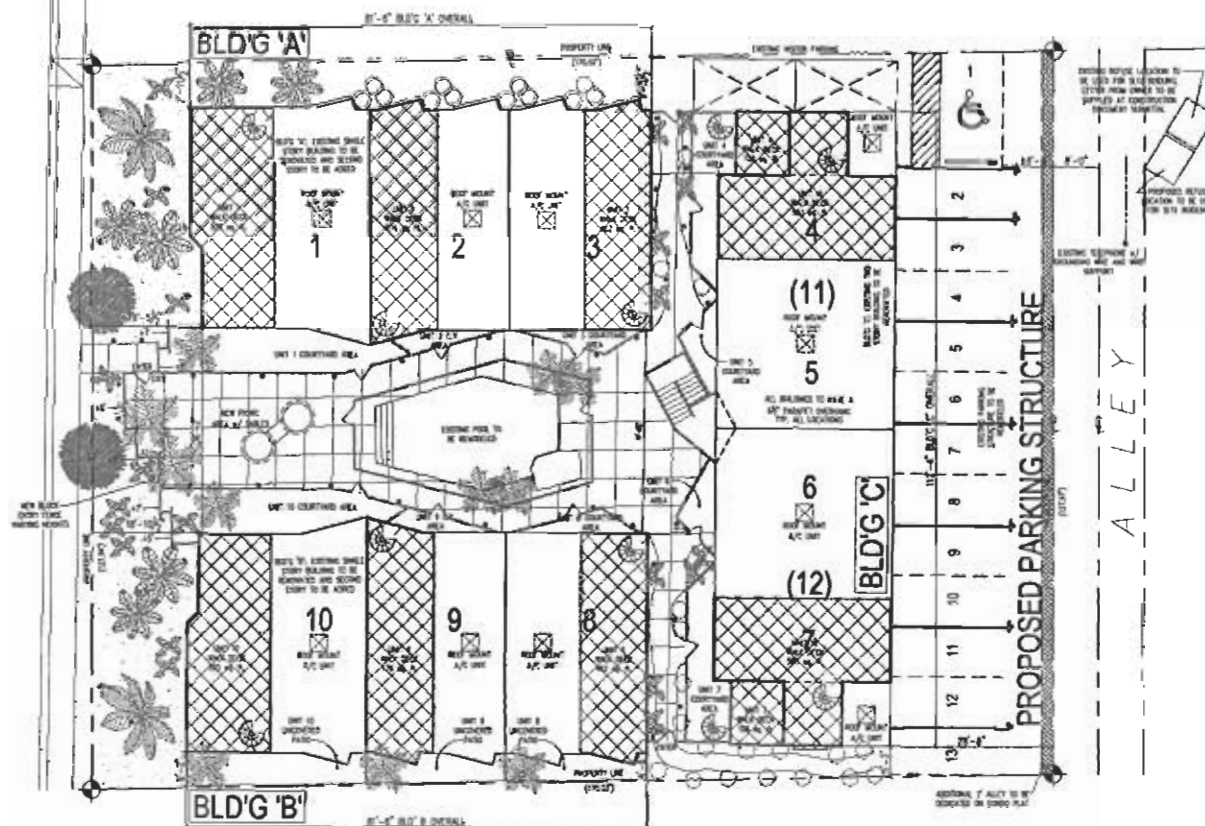
ATTACHMENT #3

I

Species	1
Number of individuals	1000-1500
Age/sex	1000-1500
Location	1000-1500
Time	1000-1500
Notes	1000-1500

[illegible]

68TH STREET



101-DR-2005  
REV: 3/15/2006

**SL12**  
**BUILDING RENOVATION**  
3635 N. 68th. ST.  
SCOTTSDALE, AZ 85251

REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		

**ENTERPRISES, INC.**

[illegible]

STRUCTURAL CHANGING BY



1111 E. BRIDGEMAN, STE. 4  
TAMPA, FL 33606

FILE (1985) WAS ADDED F.I.E. (1985) WAS ADDED  
JAN 11 1986

1/10/2000	9.4
SCALE:	1000000

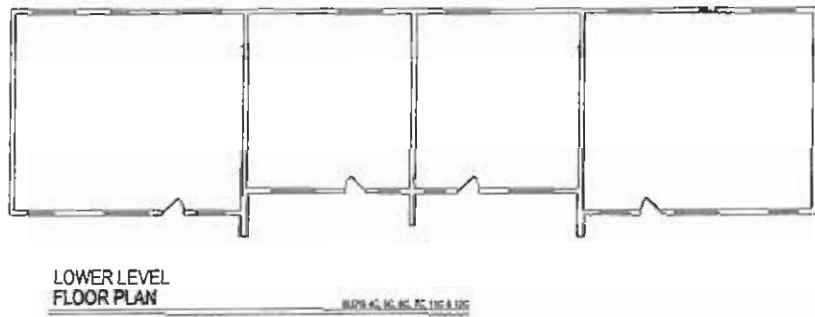
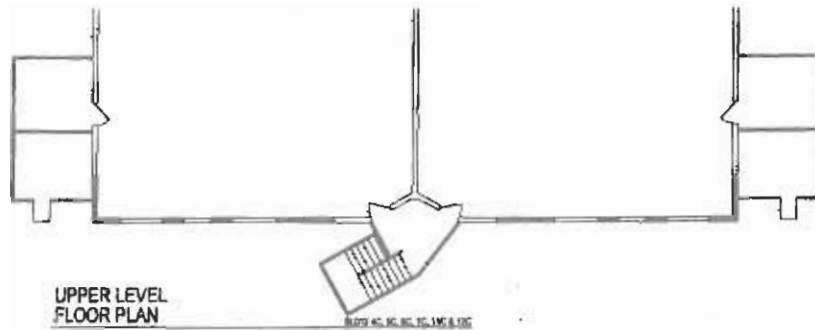
DR. NO.	EX.
SHEET NO.	

A1

A1

1000000





REV 15, 2006 - 3-Pass  
12,000-12,000-1-1-12, 12,000-12,000-1-1-12, 12,000-12,000-1-1-12

PRELIMINARY NOT FOR RECORDING

NO.	DATE	REVISIONS
1	12/15/05	ISSUED FOR PERMIT

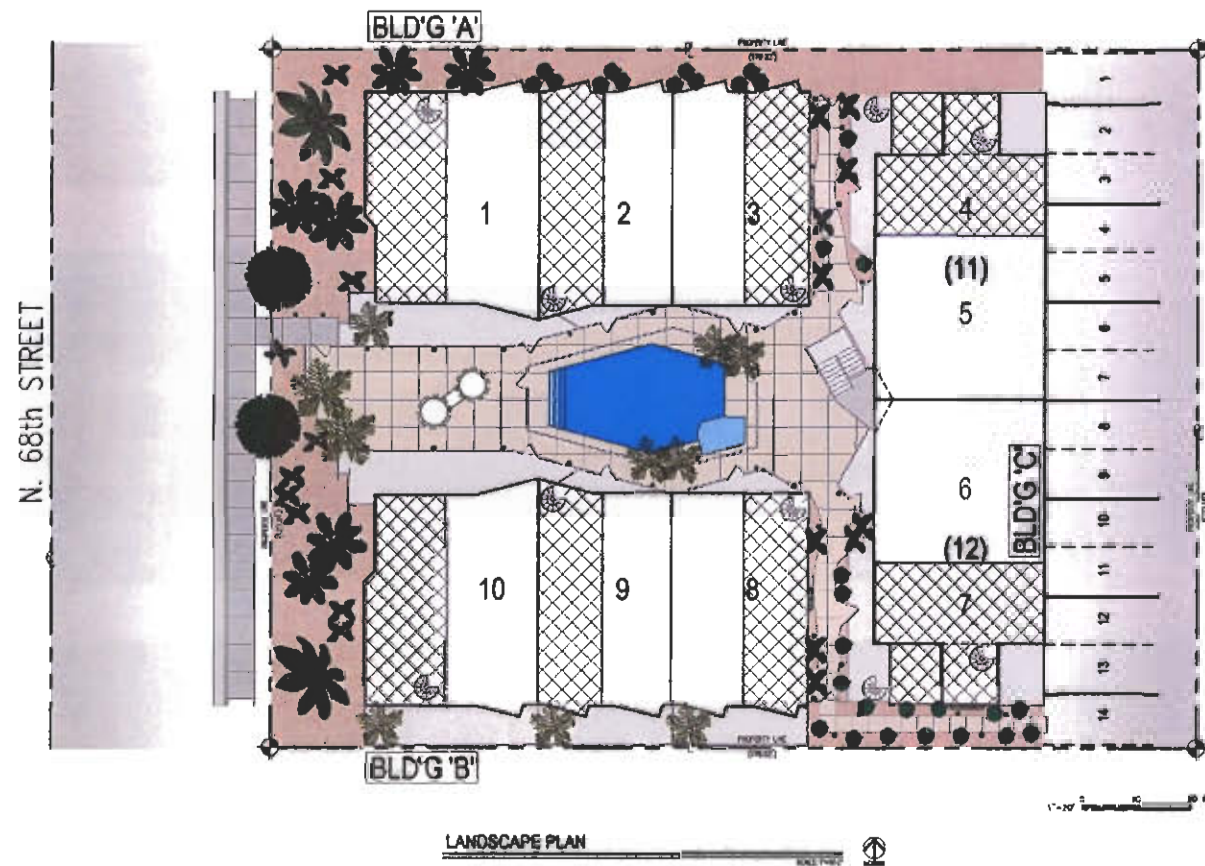
SL-12  
CONDOMINIUM  
PLAT  
SCOTTSDALE, ARIZONA

Metro/Land Consultants, LLC  
TWO N. CENTRAL AVE., SUITE 200, WILLOW PARK, AZ 85004, PH: 480-349-2000 FAX: 480-349-2001  
BULBNS C  
DESIGNED: MPT  
CHECKED: MPT  
DATE: NOV 2005



4 of 4

101-DR-2005  
REV: 3/15/2006



PLANT LEGEND

- EXISTING POIN. PALM
- QUEEN PALM
- FICUS
- PALM DATE PALM
- ASPARAGUS FERN
- CYPRESS ITALIAN
- DESERT GOLD ROCK

SCOTTDALE LOFTS 12 (SL12)  
BUILDING RENOVATION  
3635 N. 68th ST.  
SCOTTSDALE, AZ 85251

LANDSCAPE LAYOUT

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

**INB**  
LANDSCAPE ARCHITECTS & ENGINEERS

**SEC**  
SCOTTSDALE ENGINEERING & CONSULTING

DATE: 10/15/2005  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN  
SHEET 1 OF 1

L1



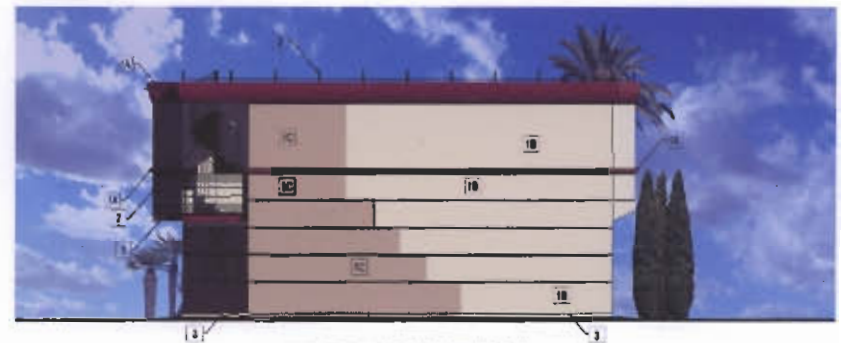
**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

**EXTERIOR MANUFACTURERES  
MATERIAL COLOR AND FINISHES**

- 1A) WESTERN 1 KOTE STUCCO SYSTEM 1 C.B.O. #388 w/  
FRAZEE EXTERIOR PAINT  
RED SAVANNAH CHALET DURATEC II  
#338N
- 1B) WESTERN 1 KOTE STUCCO SYSTEM 1 C.B.O. #388 w/  
FRAZEE EXTERIOR PAINT  
BRIAR PATCH XL DURATEC II  
2004621Q
- 1C) WESTERN 1 KOTE STUCCO SYSTEM 1 C.B.O. #388 w/  
FRAZEE EXTERIOR PAINT  
STONE LON 15 DURATEC II  
200461Q
- 2) 1/4" STEEL TUBING w/ 1/4" CABLE CONTINUOUS AT 4' O.C.  
VERTICALLY AT ALL HANDRAIL LOCATIONS. COLOR TO  
BE FRAZEE BLACK DOMINO DURATEC II  
AC141N
- 3) 26ga GALVANIZED METAL KEEL  
SCREENED AS REQUIRED
- 4) TINTED GLASS INSULATED IN STORE FRONT  
EXTRUDED METAL. COLOR TO MATCH RED  
SAVANNAH CHALET DURATEC II  
#338N
- 5) 1/4" STEEL C CHANNEL TO BE FABRICATED AS PER  
CONSTRUCTION DOCUMENTS SPECIFICATIONS AND  
PAINTED w/ FRAZEE RED SAVANNAH CHALET  
DURATEC II  
#338N
- 6) PRE-FABRICATED STEEL STAIRS POWDER COATED  
FRAZEE BLACK DOMINO DURATEC II  
AC141N
- 7) STEEL ROOF DRAINS TO BE PAINTED FRAZEE RED  
SAVANNAH CHALET DURATEC II  
#338N

**SL12**  
3635 N. 68TH STREET  
SCOTTSDALE, ARIZONA  
BUILDING 1,2 & 3





**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

**EXTERIOR MANUFACTURERES  
MATERIAL COLOR AND FINISHES**

- 1A WESTERN 1 KOTE STUCCO SYSTEM I.C.B.O. #3888 w/  
FRAZEE EXTERIOR PAINT  
RED SAHARAN CHALET DURATEC II  
833N
- 1B WESTERN 1 KOTE STUCCO SYSTEM I.C.B.O. #3888 w/  
FRAZEE EXTERIOR PAINT  
BRAIN PATCH II DURATEC II  
2004020
- 1C WESTERN 1 KOTE STUCCO SYSTEM I.C.B.O. #3888 w/  
FRAZEE EXTERIOR PAINT  
STONE LON II DURATEC II  
2004010
- 2 1/2" STEEL, RIBBED w/ 1/2" CABLE CONTINUOUS AT # 0 & C  
VERTICALLY AT ALL HANDRAIL LOCATIONS. COLOR TO  
BE FRAZEE BLACK DORINO DURATEC II  
AC141N
- 3 20ga GALVANIZED METAL, WEAP  
SCREENED AS REQUIRED
- 4 TINTED GLASS INSULATED IN STORE FRONT  
EXTENDED METAL, COLOR TO MATCH RED  
SAHARAN CHALET DURATEC II  
833N
- 5 1/2" STEEL C CHANNELS TO BE FABRICATED AS PER  
CONSTRUCTION DOCUMENTS SPECIFICATIONS AND  
PAINTED w/ FRAZEE RED SAHARAN CHALET  
DURATEC II
- 6 PRE-FABRICATED STEEL STAIRS POWDER COATED  
FRAZEE BLACK DORINO DURATEC II  
AC141N
- 7 STEEL ROOF DRAINS TO BE PAINTED FRAZEE RED  
SAHARAN CHALET DURATEC II  
833N

**SL12**  
3635 N. 68TH STREET  
SCOTTSDALE, ARIZONA  
BUILDING 8,9 &10

**101-DR-2005**  
**REV: 3/15/2006**





WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

# EXTERIOR MANUFACTURERES MATERIAL COLOR AND FINISHES

- 1A WESTERN 1 NOTE STUCCO SYSTEM (C.B.O. 10888 w/ FRAZEE EXTERIOR PAINT RED SAVANNAH CHALET DURATEC II 1038N
- 1B WESTERN 1 NOTE STUCCO SYSTEM (C.B.O. 10888 w/ FRAZEE EXTERIOR PAINT BRAR PATCH 10 DURATEC II 10340210
- 1C WESTERN 1 NOTE STUCCO SYSTEM (C.B.O. 10888 w/ FRAZEE EXTERIOR PAINT STONE LON 10 DURATEC II 10340110
- 2 1/2" STEEL TUBING w/ 1/2" CABLE CONTINUOUS AT 4' O.C. VERTICALLY AT ALL HANDRAIL LOCATIONS. COLOR TO BE FRAZEE BLACK DOING DURATEC II 10341N
- 3 1/2" GALVANIZED METAL WEEP SCHEID AS REQUIRED
- 4 TINTED GLASS INSULATED IN STORE FRONT EXTRUDED METAL. COLOR TO MATCH RED SAVANNAH CHALET DURATEC II 1038N
- 5 1/2" STEEL 'C' CHANNEL TO BE FABRICATED AS PER CONSTRUCTION DOCUMENTS SPECIFICATIONS AND PAINTED w/ FRAZEE RED SAVANNAH CHALET DURATEC II 1038N
- 6 PRE-FABRICATED STEEL STAIRS POWDER COATED FRAZEE BLACK DOING DURATEC II 10341N
- 7 STEEL ROOF DRAINS TO BE PAINTED FRAZEE RED SAVANNAH CHALET DURATEC II 1038N

SL12  
3635 N. 68TH STREET  
SCOTTSDALE, ARIZONA  
BUILDING 4,5,6,7,11 & 12

101-DR-2005  
REV: 3/15/2006

Adobe Apt to Condo Conversion  
3635 N. Scottsdale  
Scottsdale AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☐ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_  
 \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF exist AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:  
SL-12 (Adobe Apartment/Condo Conversion)  
101-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by LNB Enterprises, Inc. with a staff receipt date of 03/15/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by LNB Enterprises, Inc. with a staff receipt date of 03/15/2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by LNB Enterprises, Inc. with a staff receipt date of 03/15/2006.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).
9. *Proposed carports/garages shall be structurally integrated with the building.*
10. *All proposed windows in the carport/garage area shall be 1-Hour Fire Rated construction.*



**LANDSCAPE DESIGN:****DRB Stipulations**

11. *The landscape plan shall be revised to show additional groundcover and/or trees in the open space along 68<sup>th</sup> Street, to the satisfaction of final plans staff.*

**Ordinance**

- A. *In areas of decomposed granite, there shall be no spaces greater than seven (7) feet between plantings, to be measured between plants or between tree canopies.*
- B. *All plant and tree species shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List.*
- C. *All proposed trees for this project shall be mature, as defined in Article III of the Scottsdale Zoning Ordinance.*

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

12. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes, including bollards, shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:

**Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

**Landscape Lighting**

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material *and shall be fixed-position fixtures. No adjustable or "swivel" fixtures will be permitted.*
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

18. Flagpoles, if provided, shall be one piece, conical, and tapered.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

19. Context aerial photo dated 11/15/05.
20. Revised site plan layout by LNB Enterprises, Inc., dated 6/29/05.
21. Drainage report and waiver application by Metro Land Consultants, dated 3/6/06.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

#### **DRB Stipulations**

22. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

### **REFUSE:**

#### **DRB Stipulations**

- D. Refuse enclosures shall be shared with the adjacent property to the east.

### **WATER & WASTEWATER:**

#### **DRB Stipulations**

23. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

### **CONSTRUCTION REQUIREMENTS**

#### **DRB Stipulations**

As-Built Plans.

24. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
  - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

#### **Ordinance**

- E. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]